

986 E. BROAD ST

OZARK, AL 36360

# Executive Summary



## OFFERING SUMMARY

Sale Price: \$199,000

Lot Size: 0.41 Acres

Year Built: 1983

Building Size: 3,000

Zoning: Commercial

Price / SF: \$66.33

## PROPERTY HIGHLIGHTS

- Great Business location on Corner Lot
- Located at Signalized intersection in High traffic area, with excellent visibility and parking
- Newly Remodeled: Fresh Paint, New Floor, New HVAC
- The US Army, Lockheed Martin, CAE, and Michelin Tires have a major presence in the area. Agriculture and power equipment manufacturing are also major regional industries.
- 0.8± Miles from Highway 231
- 1.8+ Miles from Downtown Ozark, AL
- 3.4± Miles from Alabama Aviation College
- 9.9± Miles from Fort Rucker U.S. Army Aviation Center for Excellence
- 23.6± Miles away from Dothan, AL



JON MASTERS, CCIM

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MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com

SITE SOURCE  
REAL BROKER NETWORK

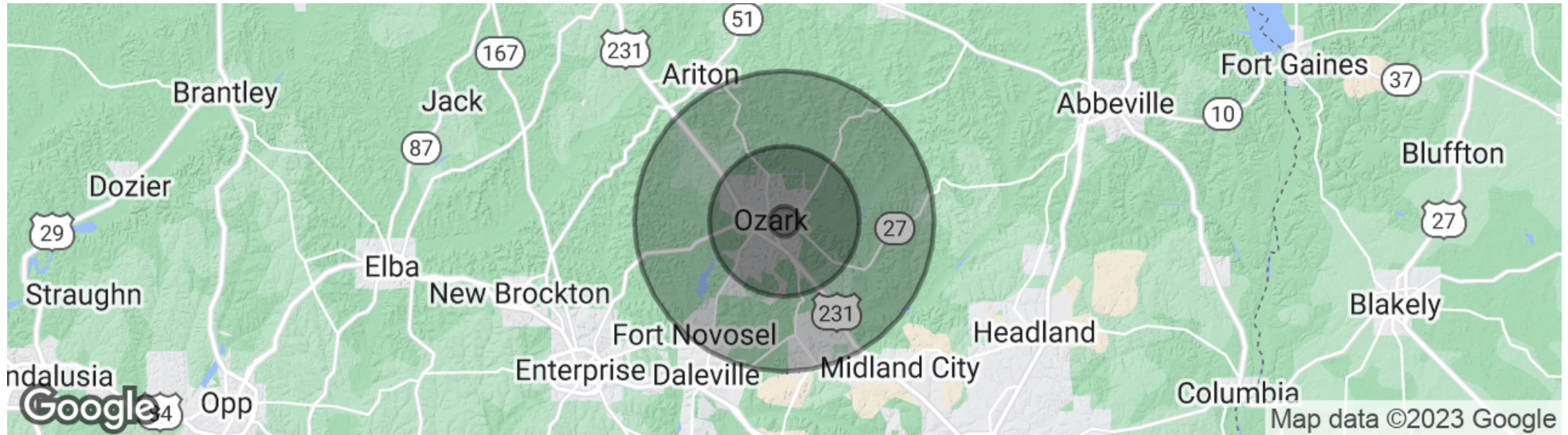
MOORE  
MANAGEMENT | BROKERAGE | CONSULTING



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# Demographics Map & Report



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,832	17,759	30,729
Average age	38.3	40.7	37.9
Average age (Male)	35.0	38.2	36.1
Average age (Female)	41.7	43.9	40.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	816	7,398	11,839
# of persons per HH	2.2	2.4	2.6
Average HH income	\$39,000	\$50,739	\$53,223
Average house value	\$148,364	\$139,828	\$129,656

\* Demographic data derived from 2020 ACS - US Census

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**Additional Photos**



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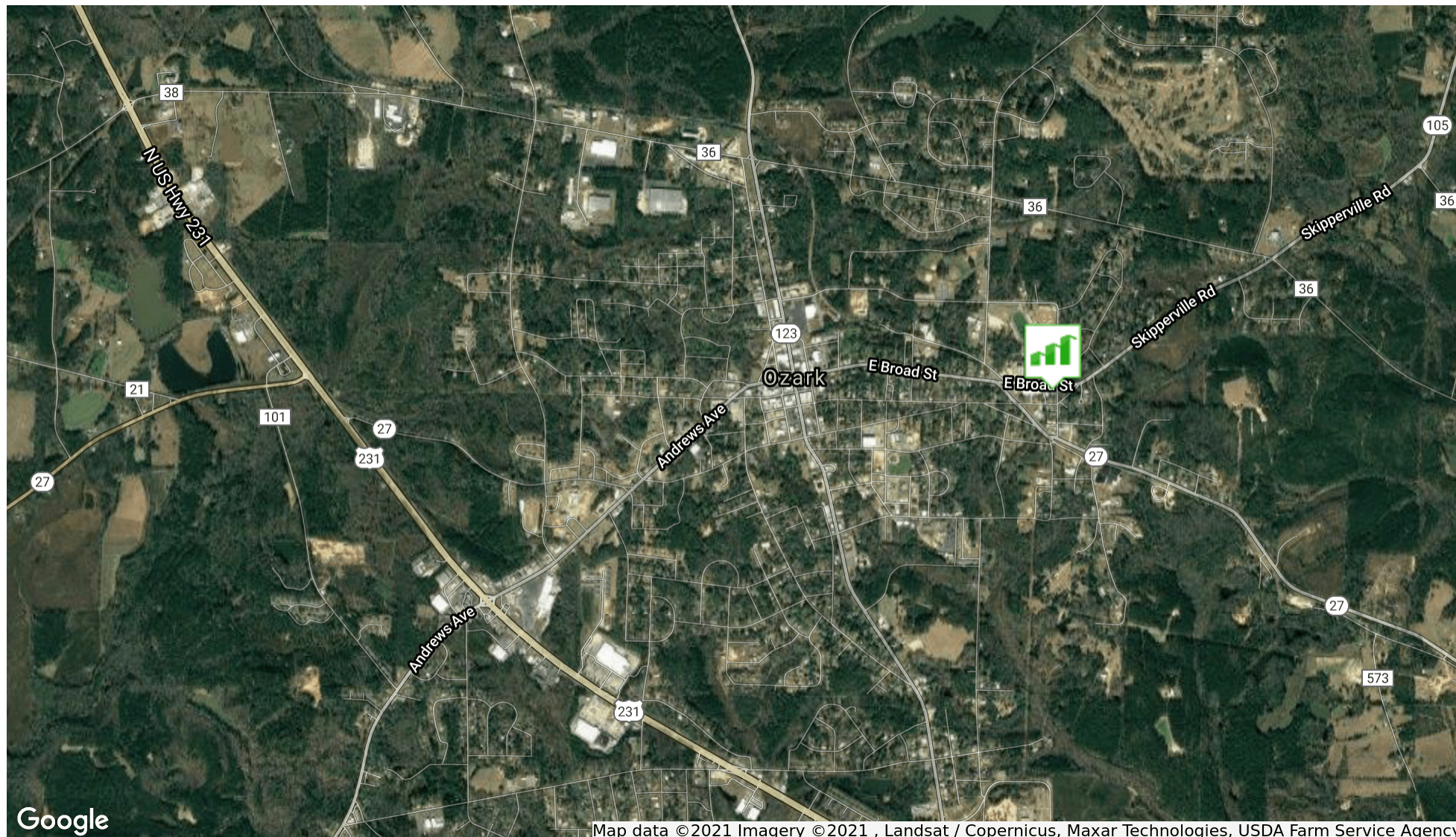




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**Retailer Map**



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